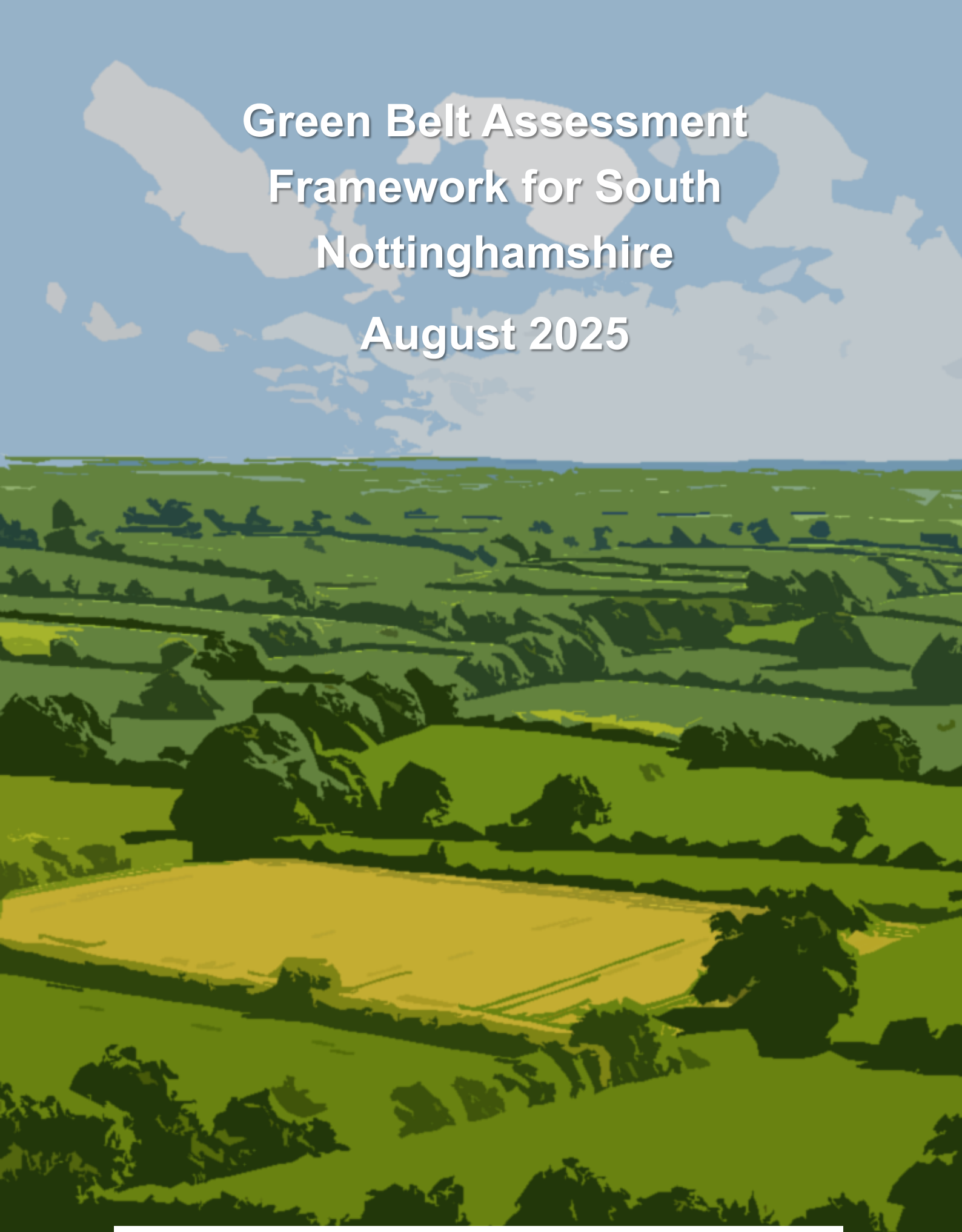
Green Belt Assessment Framework for South Nottinghamshire

August 2025



Broxtowe Borough Council

Gedling Borough Council

Nottingham City Council

Rushcliffe Borough Council

CONTENTS

Green Belt Assessment Framework for South Nottinghamshire

1. Purpose

1.1 The Nottingham-Derby Green Belt encircles Nottingham and surrounds the towns lying between Nottingham and Derby, as shown on the map attached at **Appendix 1**. It is a long-established policy tool that assists in steering new development to sustainable locations.

1.2 Ashfield, Broxtowe, Gedling, Newark and Sherwood, Nottingham City and Rushcliffe Councils are working jointly to prepare evidence to support their emerging Local Plans within their authorities. This document will help inform part of that evidence base by providing a framework to enable each council to undertake a robust assessment of Green Belt boundaries within their area. If required, more detailed methodologies, informed by local circumstances, will be set out by each local authority in their Green Belt review documents.

1.3 Following publication of the updated National Planning Policy Framework (NPPF) in December 2024, local authorities are expected to produce a Green Belt assessment in order to identify grey belt land and as part of the review of Green Belt boundaries during the preparation or updating of a local plan.

1.4 The updated Green Belt Assessment Framework is based on the Greater Nottingham and Ashfield Green Belt Assessment Framework 2015 but informed by the Green Belt national planning practice guidance published on 27th February 2025. The purpose of this Framework is to establish a common means of assessing the contribution that Green Belt land makes to the Green Belt purposes as set out in the NPPF. In particular, it will help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt and also to identify grey belt. In some instances, these areas may be allocated for development to meet identified needs. Any release of land from the Green Belt would need to demonstrate exceptional circumstances; this is the subject of consideration in separate documents.

2. Background

2.1 A Strategic Green Belt Review for Ashfield was completed in 2016, with an addendum in 2021, as part of their emerging Local Plan process. More recently, in 2023 Ashfield completed a Green Belt Harm Assessment to

support their Submission Draft Local Plan (2023 – 2040). Both documents are available here. The Draft Local Plan 2023 to 2040 is currently at Examination. As such Ashfield are in a slightly different position to the other Nottinghamshire Green Belt Authorities, in that there is no requirement for a further Green Belt Review at this time. Nevertheless, Ashfield recognises the importance of all the Green Belt authorities working together to inform a consistent approach and has fully contributed to the development of the joint methodology.

2.2 Broxtowe, Gedling, Rushcliffe and Nottingham City are in a similar position to Ashfield, in that they will also be undertaking further Green Belt reviews (strategic assessment already undertaken, see paragraphs 2.3 - 2.8 below) as part of future plan making. It is considered that a joint approach provides a robust evidence base to support future Development Plan Documents whilst satisfying the Duty to Co-operate.

2.3 A strategic assessment of the Nottingham-Derby Green Belt has already been undertaken as part of the production of the Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council Aligned Core Strategies. This process is described in section 6.0 of the Aligned Core Strategy Green Belt Review Background Paper (June 2013) and will form the basis of any subsequent Green Belt review for Broxtowe, Gedling and Nottingham City. Ashfield, Newark and Sherwood and Rushcliffe Councils are not included in this Background Paper.

2.4 The Green Belt Review Background Paper (June 2013) was based on three previous documents:

- Nottingham-Derby Green Belt Review (August 2006);
- Appraisal of Sustainable Urban Extensions (June 2008);
- Greater Nottingham Sustainable Locations for Growth (February 2010).

2.5 The Nottingham-Derby Green Belt Review (2006) provided strategic guidance as to the relative importance of different areas of the Green Belt around Greater Nottingham in relation to the five purposes of the Green Belt identified below. Overall, it found that the areas between Nottingham and Derby were the most important areas of Green Belt. Areas north of Nottingham and Derby are also important, while areas to the south and east of Nottingham are of lesser importance.

2.6 The Appraisal of Sustainable Urban Extensions Report (2008) ('SUE study') assessed locations against a number of criteria, including Green Belt, accessibility and environmental constraints. The Study was focussed on the edge of the main built up area (the Principal Urban Area) as well as the edges of other urban areas (the Sub-Regional Centres of Hucknall and Ilkeston).

This reflects the point that it was prepared in the context of the Regional Strategy which steered development to these locations.

2.7 The Sustainable Locations for Growth Report (2010) assessed the appropriateness of development in and around key settlements across Greater Nottingham other than those addressed by the SUE Study. It used similar assessment criteria to the SUE Study including consideration of Green Belt policy.

2.8 A strategic assessment of the Nottingham-Derby Green Belt (within Rushcliffe) was also undertaken as part of the production of the Rushcliffe Core Strategy, published in 2014. This assessment process similarly took into consideration the Nottingham-Derby Green Belt Review (2006), Appraisal of Sustainable Urban Extensions (2008) and Greater Nottingham Sustainable Locations for Growth (2010).

2.9 To support the preparation of the Greater Nottingham Strategic Plan, Broxtowe, Gedling, Nottingham City and Rushcliffe Councils undertook a Green Belt review focusing on updating the 'Broad Area' assessments, to reflect the removal of land from the Green Belt through the adoption of the Aligned Core Strategies and Part 2 Local Plans and, for some Councils, the granting of planning permission in the Green Belt. Within Gedling, additional Green Belt assessments were undertaken to cover areas of strategic Safeguarded Land. The following assessments were updated as part of the review:

- Broxtowe Borough Council Green Belt Review (2015)
- Gedling Borough Council Green Belt Review (2015)
- Nottingham City Council Green Belt Background Paper (2016)
- Rushcliffe Borough Council Green Belt Review (2013)

2.10 The review documents are available as part of the Greater Nottingham Planning Partnership evidence base:

- The Green Belt Background Paper (September 2024)
- Green Belt Review Methodology (September 2024)
- Green Belt Review – Broxtowe Appendix (September 2024)
- Green Belt Review – Gedling Appendix (September 2024)
- Green Belt Review – Nottingham City Appendix (September 2024)
- Green Belt Review – Rushcliffe Appendix (September 2024)

2.11 Newark & Sherwood undertook a Green Belt Study in 2011 to inform the production of its Allocations & Development Management DPD (Adopted 2013). This reviewed potential housing sites around three larger settlements

in and adjacent to the Green Belt in line with the 2011 Core Strategy requirements. The Amended Core Strategy (Adopted 2019) did not require the review of Green Belt boundaries in the District.

2.12 Newark & Sherwood's Amended Allocations & Development Management DPD is currently being examined and the Council is committed to producing a new Local Plan under the new regulations (due to be published in Autumn 2025). It has a slightly different context to the other Green Belt authorities in Nottinghamshire, as the Green Belt covers a small percentage of the district in the southwest corner away from most of the main population centres. It is not yet clear the extent to which any Green Belt assessment will need to be undertaken to accommodate growth targets in the new round of plan making.

2.13 Nevertheless, Newark & Sherwood recognises the importance of all the Green Belt authorities working together and has fully contributed to the development of the joint approach.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

3.1 Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

3.2 The five purposes of including land in Green Belts, as set out in paragraph 143 of the NPPF, are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.3 Paragraph 145 of the NPPF identifies that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so

they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

3.4 The NPPF in paragraph 149 provides that when defining Green Belt boundaries, plans should:

- ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

4. Why Review Green Belt Boundaries?

4.1 The NPPF (paragraph 11) requires strategic policies to*, "as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".

4.2 Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. The conclusions of the most recent Strategic Housing Land Availability Assessment (SHLAA) for each authority (Ashfield, Broxtowe, Gedling,

Nottingham City and Rushcliffe) have found that there is insufficient land available within the existing built-up area to meet the objectively assessed need for housing. The Councils have therefore been duty bound to look beyond existing settlement boundaries to accommodate future housing needs.

4.3 The Planning and Compulsory Purchase Act 2024 a mandatory requirement for district wide local plans. The NPPF paragraph 145 sets out that the appropriateness of existing Green Belt boundaries should only be considered when a Local Plan is being prepared or reviewed (see paragraph 3.3 above).

4.4 Paragraph 148 of the NPPF states that:

"Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework [NPPF]. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary."

4.5 For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. Footnote 7 states that the policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

4.6 A Green Belt review does not itself determine whether or not land remains or is included in the Green Belt. It is the role of the Council's emerging Local Plan to formally revise Green Belt boundaries and to allocate land for development, having taken into account all relevant planning considerations. This includes whether there are, in the first instance, exceptional circumstances for altering existing boundaries. It is not the role of any review

to establish whether or not such exceptional circumstances exist, but as there is a need to alter Green Belt boundaries, the review is intended to inform how this might best be done. A review is therefore a technical document that is used to aid decisions on where the Green Belt may be amended to accommodate future development requirements.

4.7 Planning practice guidance updated in February 2025 sets out:-

- the considerations involved in assessing the contribution Green Belt land makes to Green Belt purposes, where relevant to identifying grey belt land
- the considerations involved in determining whether release or development of Green Belt land would fundamentally undermine the remaining Green Belt in the plan area
- guidance for considering proposals on potential grey belt land
- guidance on identifying sustainable locations when considering the release or development of Green Belt land
- updated guidance on how major housing development on land which is released from the Green Belt through plan making, or on sites in the Green Belt, should contribute to accessible green space
- updated guidance on how to consider the potential impact of development on the openness of the Green Belt

4.8 Local authorities are expected to identify grey belt land to inform the review and alteration of Green Belt boundaries and the prioritisation detailed in paragraphs 147 and 148 of the NPPF. Planning practice guidance sets out the key steps in a Green Belt assessment as follows:-

- identify the location and appropriate scale of area/s to be assessed
- evaluate the contribution each assessment area makes to Green Belt purposes (a), (b), and (d), using the criteria identified below
- consider whether applying the policies relating to the areas or assets of particular importance in footnote 7 to the NPPF (other than Green Belt) would potentially provide a strong reason for refusing or restricting development of the assessment area
- identify grey belt land
- identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan

5. Overall Approach

5.1 Whilst following the approach to Green Belt review set out in Planning Practice Guidance, this Framework sets out a two stage process (reflecting the previous strategic work outlined in Section 2), as described below.

5.2 It is recognised that each authority will undertake a Green Belt Assessment in accordance with this Framework at an appropriate time to inform preparation of their local plan. However, consistency reviews will be undertaken following completion of assessments, to ensure that the Assessment Framework has been applied in a consistent manner by each Council when carrying out assessments, particularly where the Green Belt crosses Council boundaries. The consistency reviews will involve the participating Councils' reviewing a sample of assessments and making recommendations where any consistency issues were identified. Any significant alterations to the assessments would need to be discussed by the participating Councils. Discussions will also take place with neighbouring Councils not involved with the preparation of this Review in areas where the Green Belt crosses local authority boundaries.

5.3 The assessment of individual areas will be considered against the Assessment Matrix attached at **Appendix 2**, which is based on the five purposes of the Green Belt as set out in paragraph 143 of the NPPF and Planning Practice Guidance. For purpose (c), the illustrative features have been carried forward from the Greater Nottingham and Ashfield Green Belt Assessment Framework 2015. Similarly, for purpose (e), it is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no illustrative features are proposed to distinguish between the values of various sites/locations.

Step 1 - Identify the location and appropriate scale of area(s) to be assessed.

5.4 Planning practice guidance updated in February 2025 enables the number and size of assessment areas to be defined at a local level and respond to local circumstances. However, assessment areas should be sufficiently granular to enable the assessment of their variable contribution to Green Belt purposes. Continuing the two-stage approach taken by the 2015 Assessment Framework enables the consideration of both broad areas and smaller sites.

5.5 Land around settlements will be divided into broad areas (such as north, south, east and west of the settlement) based on their similar characteristics in terms of size, structure and form. The boundaries of these broad areas will be chosen using Ordnance Survey maps, topographical maps, aerial photographs and professional judgment.

5.6 Unless a broad area is screened out, smaller sites will then be assessed utilising either of the following approaches:

a) The broad areas will be split into smaller sites, using defined physical feature such as roads, railways, watercourses, tree belts, woodlands, ridgelines or field boundaries to determine suitable sites for assessment

and accord with NPPF paragraph 149 (f). This will be done in the first instance using Ordnance Survey maps, topographical maps, aerial photographs and professional judgement.

b) Specific sites identified through the Strategic Housing Land Availability Assessment (SHLAA) process will be assessed, based on a minimum size threshold of 0.5 hectares or 10 dwellings. This definition reflects the threshold for site allocation used by the majority of the participating authorities and also reflects the definition of 'major development'.

5.7 The reasons for screening out a broad area might be because the whole area is of particularly high Green Belt importance, or because boundaries cannot be clearly defined, using physical features that are readily recognisable and likely to be permanent which would allow for part/all of the area to be removed without significant detriment to the overall purposes of the Green Belt.

5.8 The following steps will be followed for, firstly, broad areas and then smaller sites.

Step 2 - evaluate the contribution each assessment area makes to Green Belt purposes (a), (b) and (d)

5.9 The contribution that each assessment area makes to purposes (a), (b) and (d) will be considered against the Assessment Matrix attached at **Appendix 2** in order to understand whether the area makes a strong, moderate or weak contribution to each purpose. Where necessary, the assessments will be made using Ordnance Survey maps, topographical maps, aerial photographs, professional judgment and site visits.

5.10 When using the Assessment Matrix, a consistent approach will be taken to the following definitions which will be incorporated into emerging Local Plans:-

- 'large built up areas' – to include the main built up area of Nottingham (as defined in the Greater Nottingham Strategic Plan), sub regional centres and towns.
- 'towns' – to be defined by each Council, but likely to include key settlements as defined in local plans and Main Urban Areas (as defined in the Ashfield Local Plan).
- 'historic towns' – to be defined by each Council, but it is noted that historic villages will be excluded from this definition.

Step 3 - consider whether applying the policies relating to the areas or assets of particular importance in footnote 7 to the NPPF (other than Green Belt)

would potentially provide a strong reason for refusing or restricting development of the assessment area

5.11 An assessment will be undertaken to consider whether any of the following areas or assets of particular importance lie within or impact on the assessment area.

5.12 Areas/assets of importance listed in footnote 7 (other than Green Belt) that are applicable to the local authority areas will be defined as follows.

Sites of Special Scientific Interest	As designated by Natural England.
Local Green Space	Defined in local plans, neighbourhood plans and the Nottingham City Council Open Space Network.
Irreplaceable habitats	As defined in the glossary to the NPPF. Include ancient woodland and ancient and veteran trees.
Designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75)	Designated heritage assets defined by Historic England includes listed buildings, scheduled monuments, registered historic parks and gardens, conservation areas. Other heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments defined by local authorities.
Areas at risk of flooding	Within flood zones 2 and 3.

5.13 The implications of the possible potential Sherwood Forest Special Protection Areas (ppSPA) will also be considered in light of the Natural England advice note.

Step 4 - identify grey belt land

5.14 Any assessment area that is not judged (through step 2) to strongly contribute to any of purposes (a), (b) or (d) may be identified as grey belt land.

5.15 If it is concluded that one or more of the areas/assets of importance partially or fully impact on the assessment area (through step 3), then it can only be identified as 'provisional grey belt land' (and not 'grey belt') in accordance with paragraph 006 of the Planning Practice Guidance on Green Belt. A full conclusion will only be reached through the decision-making process when consideration can be given to the impact of the proposed development on the area/asset once more detailed specific proposals are known and the scope for any mitigation.

Step 5 - identify if the release or development of the assessment area/s would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan

5.16 This step would only apply to extremely large sites (of more than 2,000 dwellings or commercial floorspace of more than 25 hectares) which have the potential to undermine the five Green Belt purposes when considered across the area of the plan.

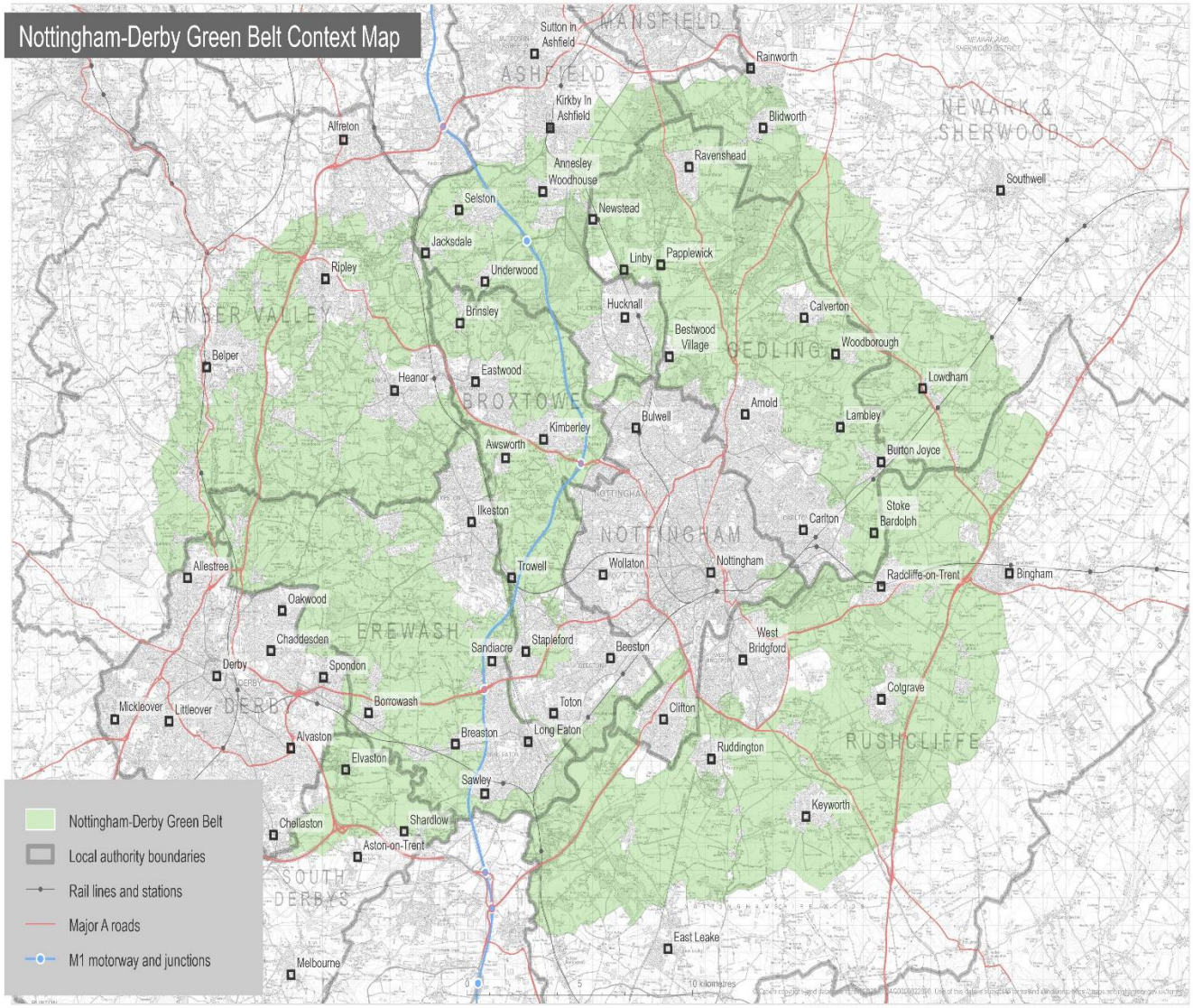
Step 6 – assess the value of Green Belt

5.17 Following the completion of steps 1-5 above, any land that is not identified as grey belt will be further assessed against purposes (c) and (e) in accordance with the Assessment Matrix (at **Appendix 2**). A score will be applied in order to be able to assess the relative value of the remaining Green Belt. A strong contribution will score 5, a moderate contribution will score 3 and a weak/none contribution will score 1. Justification text will be included to explain the score given to each purpose, alongside an overall score for the assessment area (being the sum of the scores for each of the purposes).

5.18 Lower scores mean that an assessment area is, overall, less valuable in terms of the Green Belt. Whilst an assessment area may have a low overall score, it may score particularly highly for one single Green Belt purpose. In these instances, it could be considered to be of sufficient importance on that one single purpose for the assessment area to be retained as Green Belt. It should be noted that the assessments only form one part of the site selection process and decisions regarding whether a site is allocated will be dependent on a number of other factors as explained in paragraph 4.6 above.

APPENDIX 1

Context Map - showing the extent of the Nottingham-Derby Green Belt



APPENDIX 2

Assessment Matrix

The Matrix provides a grading system for all assessment areas.

Higher scoring assessment areas are generally the most important in Green Belt terms.

Purpose	**Illustrative features**		
	******* (strong)**	***** (moderate)**	*** (weak or none)**
(a) To check the unrestricted sprawl of large built up areas (Illustrative features lifted from PPG)	Assessment areas that contribute strongly are likely to be free of existing development, and lack physical feature(s) in reasonable proximity that could restrict and contain development. They are also likely to include all of the following features: - be adjacent or near to a large built up area - if developed, result in an incongruous pattern of development (such as an extended 'finger' of development into the Green Belt)	Assessment areas that contribute moderately are likely to be adjacent or near to a large built up area, but include one or more features that weaken the land's contribution to this purpose a, such as (but not limited to): - having physical feature(s) in reasonable proximity that could restrict and contain development - be partially enclosed by existing development, such that new development would not result in an incongruous pattern of development - contain existing development - being subject to other urbanising influences	Assessment areas that make only a weak or no contribution are likely to include those that: - are not adjacent to or near to a large built up area - are adjacent to or near to a large built up area, but containing or being largely enclosed by significant existing development.
(b) To prevent neighbouring towns merging into one another	Assessment areas that contribute strongly are likely to be free of existing development and	Assessment areas that contribute moderately are likely to be located in a gap between towns,	Assessment areas that contribute weakly are likely to include those that: - do not form part of a

(Illustrative features lifted from PPG)	include all of the following features: - forming a substantial part of a gap between towns - the development of which would be likely to result in the loss of visual separation of towns	but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - forming a small part of the gap between towns - being able to be developed without the loss of visual separation between towns. This could be (but is not limited to) due to the presence or the close proximity of structures, natural landscape elements or topography that preserve visual separation	gap between towns, or - form part of a gap between towns, but only a very small part of this gap, without making a contribution to visual separation
(c) To assist in safeguarding the countryside from encroachment (Illustrative features reflect 2015 methodology)	Assessment areas that contribute strongly are likely to be free of any inappropriate development and therefore no encroachment.	Assessment areas that contribute moderately are likely to include some existing inappropriate developments which have caused some encroachment.	Assessment areas that contribute weakly are likely to include a large amount of existing inappropriate developments which have caused a significant degree of encroachment.
(d) To preserve the setting and special character of historic towns (Illustrative features lifted from PPG)	Assessment areas that contribute strongly are likely be free of existing development and to include all of the following features: - form part of the setting of the historic town - make a considerable contribution to the special character of a historic town. This could be (but is not limited to) as a result of being within,	Assessment areas that perform moderately are likely to form part of the setting and/or contribute to the special character of a historic town but include one or more features that weaken their contribution to this purpose, such as (but not limited to): - being separated to some extent from historic aspects of the town by existing	Assessment areas that make no or only a weak contribution are likely to include those that: - do not form part of the setting of a historic town - have no visual, physical, or experiential connection to the historic aspects of the town

	adjacent to, or of significant visual importance to the historic aspects of the town	development or topography - containing existing development - not having an important visual, physical, or experiential relationship to historic aspects of the town	
(e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land (reflects 2015 methodology)	It is considered that all land in the Green Belt assists in urban regeneration to the same extent and therefore no illustrative features are proposed to distinguish between the values of various sites/locations.		

APPENDIX 3

Glossary of Terms and Abbreviations

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. (Source: Greater Nottingham Strategic Plan)

Development Plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. (Source: NPPF)

Duty to cooperate: Paragraphs 24-28 of the NPPF note that local planning authorities and county councils (in two-tier areas) continue to be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. (Source: NPPF)

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council. (Source: Greater Nottingham Strategic Plan)

Green Belt: A designation intended to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. (Source: NPPF)

Inappropriate Development: As defined in paragraphs 153-155 of the NPPF.

Listed Building: A building or structure of special architectural or historic interest. Listed buildings are graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures or fixtures (e.g. wells) within its curtilage. Historic England is responsible for designating buildings for listing in England. (Source: Greater Nottingham Strategic Plan)

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. (Source: NPPF)

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities. (Source: NPPF)

National Planning Policy Framework: The NPPF replaced other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and previously developed sites but also applies to development which helps to sustain and revitalise rural areas and villages. (Source: Greater Nottingham Strategic Plan)

Strategic Housing Land Availability Assessment (SHLAA): Paragraph 72 of the NPPF requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment.

Sustainable Development: Paragraph 7 footnote 4 of the NPPF refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF states that the planning system therefore has overarching and interdependent economic, social and environmental objectives.